



**TOWN OF WILTON  
ZONING BOARD OF ADJUSTMENT BOARD MEETING  
DRAFT MINUTES**

**DATE:** July 14, 2015  
**TIME:** 7:30 PM  
**PLACE:** Wilton Town Hall Courtroom

**PRESENT:** ZBA Board Members: Chairman Neil Faiman, Vice-Chairman Andy Hoar, Paul Levesque, Joanna Eckstrom, Carol Roberts, Secretary Sorrell Downing. Applicants: Carl Michaud, Rob Deegan, Bill and Karen Artemik, Abutter: Joe Maxwell, Representative from the Wilton Conservation Commission Bart Hunter.

**PUBLIC HEARING**

Chairman Faiman opened the meeting at 7:30 PM.

**Minutes 4/14/15**

The Minutes from 3/11/15 were reviewed.

*Ms. Eskstrom made A MOTION to accept the Minutes from 4/14/15 as submitted. Mr. Hoar SECONDED the motion.*

*Voting: 5 ayes, motion carried unanimously.*

**Case #7/14/15-1, Bugeau Realty**

*Bugeau Realty, LLC has applied for a special exception under section 8.6.1 of the Wilton Zoning Ordinance, to permit the industrial use of Lot B-100, 343 Forest Road, for a crematorium, where the lot does not meet the area requirements for the Industrial District, as specified in section 8.2.1 of the Ordinance.*

Mr. Faiman outlined the procedures for the hearing and reiterated the "deliberation" clause discussed at the 4/14/15 meeting which stated that after the Board discusses the case, the case will be re-opened for discussion with the applicant and public in case an fact was overlooked, misinterpreted or forgotten.

Rob Deegan from Monadnock Survey represented the Bugeau Realty.

- 1 • The proposed use is not permitted by the ordinance in the absence of a special
- 2 exception.
- 3 • The proposed use is consistent with and will not substantially affect the character
- 4 of the neighborhood in which it is proposed.
- 5 • The proposed use will comply with Section 4.6 performance standards.
- 6 • The proposed use will not cause any diminution of surrounding property values
- 7 • The effect of the proposed use on traffic in the neighborhood and in the town will
- 8 generally be acceptable.
- 9 • Sewer, water and other public facilities are adequate for the proposed use.
- 10 • Adequate off street parking is available.
- 11 • The proposed use will not be detrimental to the attractiveness of the town.
- 12 • The proposed use will provide a needed service to the community.
- 13 • The proposed use meets all other criteria enumerated in the section of the
- 14 ordinance which permit the particular special exceptions
- 15

16 Mr. Hoar asked about the proposed use of the garage and stall as marked on the map  
17 distributed. Mr. Deegan stated the stall was removed. Ms. Eckstrom recently visited the  
18 property and stated the only buildings on the property are the house and the barn. The  
19 house will be given to the Wilton Fire department to burn. The fire chief is currently  
20 testing the property for asbestos before burning.

21  
22 Mr. Hunter, Chairman of the Wilton Conservation Commission asked that the applicant  
23 not disturb the wetlands on the property. Mr. Deegan marked the wetlands on the map  
24 and all activity on the property will be at the barn.

- 25 • The driveway will remain gravel.
- 26 • There will be little activity on the property other than deliveries which will be
- 27 done via a side garage door. Cremations take only 1.5 hours.
- 28 • These cremations will be done one at a time. There will only be one unit.
- 29 • The emissions are 100% clean.
- 30 • The smoke stack will reach up 5 feet from the roof of the barn.
- 31 • The barn size has been shortened.
- 32 • The barn will have a cottage style siding.
- 33 • The field will remain as grass.
- 34 • There can be around 50 cremations each year, but this number is not predictable.
- 35

36 Mr. Maxwell, abutter, asked about the emissions from cremation of a person who had  
37 mercury dental fillings. Mr. Michaud responded that by adding selenium to the retort, the  
38 two elements bond together and no harmful elements go up the stack. Mercury fillings  
39 will become less of an issue in the future as dentists no longer use this process.

40  
41 Ms. Roberts asked if Mr. Michaud's business model included allowing other funeral  
42 homes to use the facility. Mr. Michaud has a strong relationship with the funeral home in  
43 Peterborough and they will likely want to use the proposed crematorium as the  
44 procedures Mr. Michaud plans to use pay more attention to detail than the others in the  
45 state and this gives peace of mind to families mourning the loss of a loved one. Mr.

1 Michaud will use a vacuum vs a broom to effectively gather more of a loved one's  
2 remains for the family. Strictly heat is used to cremate the body, no lye.

3  
4 The Wilton Fire Chief has verbally stated there is no need for a sprinkler system on the  
5 site. Mr. Michaud will install a security system as well as a fire alarm.

6  
7 Ms. Eckstrom asked about implanted devices in people and the possibility of explosion if  
8 cremated without removal. Mr. Michaud stated this is the funeral directors responsibility  
9 to ensure these are removed before cremation. The client signs off on a series of medical  
10 history questions before cremation. The funeral director will remove any devices also if  
11 the client authorizes.

12  
13 *Ms. Eckstrom made A MOTION to close the public hearing. Mr. Levesque SECONDED*  
14 *the motion.*

15  
16 *Voting: 5 ayes, motion carried unanimously.*

17  
18 Mr. Faiman asked the board members for questions or concerns. None were stated. Mr.  
19 Faiman reopened the public hearing and asked the members of the audience for any  
20 questions or concerns. None were stated.

21  
22 *Ms. Eckstrom made A MOTION to approve the special exception under section 8.6.1 of*  
23 *the Wilton Zoning Ordinance, to permit the industrial use of Lot B-100, 343 Forest*  
24 *Road, for a crematorium, where the lot does not meet the area requirements for the*  
25 *Industrial District, as specified in section 8.2.1 of the Ordinance. Mr. Levesque*  
26 *SECONDED the motion.*

27  
28 *Voting: 5 ayes, motion carried unanimously.*

29 *YES – Ms. Roberts*

30 *YES – Ms. Eckstrom*

31 *YES – Mr. Faiman*

32 *YES – Mr. Hoar*

33 *YES – Mr. Levesque*

34  
35 Mr. Michaud, Mr. Hunter, Mr. Deegan and Mr. Maxwell departed.

36  
37 **Case #7/14/15-2 – Artemik**

38  
39 *Karen L. Artemik has applied for a variance to section 5.2.3 of the Wilton Zoning*  
40 *Ordinance, to allow the construction of a shed on Lot F-42-3, 106 Intervale Road, which*  
41 *will be closer to a lot line than is permitted by the Ordinance.*

42  
43 The applicant outlined the proposal for the shed to be built at the specified location (2  
44 feet from lot line):

1 There is not another flat space on property at F-42-3 to put the 12'x24' stick shed built to  
2 match house on the property. Photographs were supplied but difficult to see inclines on  
3 the property in the photos.

4  
5 The abutters do not have a problem with the placement of the proposed shed as it is a  
6 wooded area and the houses at F-42-1 and F-42-2 sit close to the road and the shed will  
7 be further back toward river. The applicant's property resembles a "backlot" on the map.

8  
9 Currently the property owners of F-42-3 have a temporary tent garage as well as an  
10 existing metal shed sitting on blocks. The proposed larger shed will have fittings in the  
11 ground. It will also have two windows and two doors and has been designed by the  
12 applicant.

13  
14 No driveway changes will be made.

15  
16 Several board members expressed interest in seeing the property and the challenges  
17 of the placement of the shed as stated by the applicants. The concern is for future  
18 abutters who may have an objection to the placement of the proposed shed.

19  
20 *A MOTION was made by Ms. Roberts and SECONDED by Mr. Levesque to continue*  
21 *Case #7/14/15-2 to Tuesday, July 28, 2015 for a 7:00 PM site walk at Lot F-42-3, 106*  
22 *Interval Road, followed immediately at 7:45 with a hearing at the Wilton Town Hall.*

23  
24 *Voting: 5 ayes, motion carried unanimously*

25  
26 **Other Business**

27  
28 Mr. Levesque asked about reappointment and it was determined Mr. Levesque would be  
29 up for reappointment in March 2016.

30  
31 Mr. Faiman stated the best email to reach him is [neil.faiman@wiltonzba.org](mailto:neil.faiman@wiltonzba.org).

32  
33 *A MOTION was made by Mr. Levesque and SECONDED by Ms. Roberts to adjourn the*  
34 *meeting.*

35  
36 *Voting: 5 ayes, motion carried unanimously*

37  
38 The next meeting will be held August 11, 2015 at 7:30 PM.

39  
40 Chairman Faiman declared the meeting adjourned at 8:55 PM.

41  
42 Respectfully Submitted,  
43 Sorrell Downing  
44 Secretary